

Soo Township
2024 ECF Study
Residential (400) Class

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Land Value @sale	Site impr value @ sale	Building Residual	Site Imp Acc Bldgs	2024 Bldg Dep Cost	Indicated Factor
<i>Overall rate - no waterfront included</i>			<i>18 sales</i>										
012-380-022-00	1384.302	2/20/23	280,000	1410 W S Charwood	SP-PL	1987	BC/37	\$31,920	\$0	\$248,080	\$45,219	\$265,926	0.9329
012-082-020-00	1383.166	1/27/23	284,000	4874 W 6 Mile Rd	SP-RD	1972	C+5/39	\$104,000	\$0	\$180,000	\$14,840	\$178,356	1.0092
012-019-029-00	1381.1275	12/29/22	110,000	3766 S Ridge Rd	SP<10aint	1950/1993	C/40	\$21,801	\$0	\$88,199	\$0	\$119,796	0.7362
012-082-017-00	1379.964	11/16/22	75,000	4508 W 6 Mile Rd	SP ER	1978	D/45-NH	\$21,760	\$897	\$52,343	\$13,600	\$62,484	0.8377
012-033-008-00	1378.1035	10/27/22	240,000	2770 E 5 1/4 Mile	SP ER	2006	CD/HUD/16	\$28,150	\$0	\$211,850	\$1,760	\$268,042	0.7904
012-082-010-50	1377.797	10/10/22	185,000	4238 W 6 Mile Rd	SP ER	2004	CD/HUD/17	\$28,150	\$0	\$156,850	\$4,786	\$159,260	0.9849
012-470-011-00	1377.722	10/7/22	375,000	5234 W Cedar Dr	WF2	2005	BC/15	\$79,825	\$7,238	\$287,937	\$0	\$323,388	0.8904
012-030-012-50	1377.301	10/4/22	225,000	4678 S M129	SP RD	2006	CD/HUD/17	\$26,978	\$0	\$198,022	\$4,904	\$206,296	0.9599
012-032-006-00	1376.1244	9/30/22	100,000	896 E 5 Mile Rd	MRR=/>10a	1920/1979	D/45	\$40,741	\$0	\$59,259	\$1,741	\$60,499	0.9795
012-022-086-00	1369.1087	6/3/22	80,000	3726 S Riverside Dr	SP<10aint	1975	C/37	\$13,500	\$0	\$66,500	\$728	\$118,635	0.5605
012-034-016-75	1368.184	4/27/22	72,000	5828 S Riverside Dr	SP<10aint	1970	CD/40	\$14,616	\$0	\$57,384	\$0	\$55,240	1.0388
012-450-012-00	1367.968	4/21/22	275,000	745 W Ford Dr	SP PL	1987	BC/25	\$18,000	\$4,510	\$252,490	\$1,984	\$299,346	0.8435
012-075-018-00	1367.1083	4/21/22	200,000	4921 S Mackinac Trail	SP<10aint	2020	C/2	\$41,200	\$0	\$158,800	\$0	\$237,353	0.6690
012-072-023-00	1368.169	4/8/22	32,000	2019 W 3 1/2 Mile Rd	SP<10aint	1985	MHA/22	\$8,820	\$0	\$23,180	\$1,900	\$26,008	0.8913
012-022-006-00+	1360.132	12/16/21	135,000	3170 S Riverside Dr	23SP	1950/1991	C/38	\$17,910	\$450	\$116,640	\$0	\$124,881	0.9340
012-026-060-00	1356.862	10/26/21	225,000	4879 S Nicolet	SP<10aint	1974	BC/30	\$12,150	\$1,903	\$210,947	\$5,982	\$262,153	0.8047
012-502-013-00	1345.707	5/12/21	205,000	2742 E 3 Mile Rd	SP<10aint	2002	C/20	\$16,416	\$0	\$188,584	\$4,503	\$214,283	0.8801
012-022-001-00	1334.807	5/7/21	100,000	3062 S Riverside	SP<10aint	1940/1969	CD/25	\$12,218	\$0	\$87,782	\$2,411	\$129,756	0.6765

\$2,644,847
range: .5605 -1.0388
0.85 24RRO

Mean: .8500 Median: .8852

Class C, CD, Modular <40 Yrs *11 sales*

002-076-006-25	1385.994	3/30/23	379,400	10503 S Riverside Dr	SP/ER	unk	C/18	\$24,209	\$0	\$355,191	\$0	\$354,878	1.0009
012-078-012-00	1384.1213	3/7/23	124,200	3210 W 5 Mile Rd	SP<10aint	1977	C/37	\$26,820	\$7,729	\$89,651	\$0	\$145,413	0.6165
002-022-010-00	1384.1197	3/10/23	150,000	15790 S Riverside Dr	SP/GRFF	39	CD/25	\$7,800	\$0	\$142,200	\$0	\$141,074	1.0080
002-056-029-50	1372.520	7/14/22	183,000	6600 S Killackey Rd	MRD</=45A	23	C/20	\$25,740	\$0	\$157,260	\$22,176	\$234,531	0.6705
002-083-007-00	1371.661	5/1/22	175,000	11877 S Shunk Rd	SP/GRFF	36	C/25	\$20,439	\$0	\$154,561	\$3,495	\$260,171	0.5941
012-075-018-00	1367.1083	4/21/22	200,000	4921 S Mackinac Trail	SP<10aint	2020	C/2	\$41,200	\$0	\$158,800	\$0	\$237,353	0.6690
002-065-009-75	1367.376	4/12/22	249,000	3805 E 9 Mile Rd	AP/int	19	C/Mod/20	\$10,000	\$5,402	\$233,598	\$812	\$241,035	0.9691
002-035-004-00	1367.149	4/8/22	188,000	17185 S Riverside Dr	MRR=/>10a	29	CD/25	\$44,000	\$0	\$144,000	\$2,689	\$141,792	1.0156
002-011-012-50	1362.1182	1/31/22	305,000	4263 E 14 Mile Rd	MRD</=45A	27	C/27	\$32,500	\$0	\$272,500	\$0	\$295,116	0.9234
002-018-013-50	1359.867	11/29/21	295,000	14229 S M129	23SP	1994	C/35	\$42,720	\$11,248	\$241,032	\$0	\$242,499	0.9940
012-502-013-00	1345.707	5/12/21	205,000	2742 E 3 Mile Rd	SP<10aint	2002	C/20	\$16,416	\$0	\$188,584	\$4,503	\$214,283	0.8801

\$2,137,377
range: .5941 - 1.0156
0.85 24R2

Mean: .8522 Median: .9234

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Residential (400) Class

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Land Value @sale	Site impr value @ sale	Building Residual	Site Imp Acc Bldgs	2024 Bldg Dep Cost	Indicated Factor
<i>Class C, CD, Modular pre-1990</i> <i>14 sales</i>													
012-078-012-00	1384.1213	3/7/23	124,200	3210 W 5 MileRd	SP<10aint	1977	C/37	\$26,820	\$7,729	\$89,651	\$0	\$145,413	0.6165
012-082-020-00	1383.166	1/27/23	284,000	4874 W 6 Mile Rd	SP-RD	1972	C+5/39	\$104,000	\$0	\$180,000	\$14,840	\$178,356	1.0092
012-019-029-00	1381.1275	12/29/22	110,000	3766 S Ridge Rd	SP<10aint	1950/1993	C/40	\$21,801	\$0	\$88,199	\$0	\$119,796	0.7362
002-024-001-10	1378.94	10/18/22	105,000	5960 E 15 Mile Rd	SP/GRFF	62	CD/17	\$27,555	\$0	\$77,445	\$2,717	\$97,497	0.7943
002-068-015-00	1372.263	7/15/22	125,000	8583 S M 129	SP/GRFF	122	CD/35	\$15,015	\$380	\$109,605	\$0	\$120,930	0.9064
002-286-002-00	1372.665	7/14/22	130,000	11210 S M 129	SP/GRFF	58	C/35	\$19,500	\$0	\$110,500	\$0	\$148,312	0.7451
002-011-012-00	1372.275	7/13/22	181,000	4432 E 14 Mile Rd	SP/ER	46	CD/22	\$25,166	\$0	\$155,834	\$0	\$187,931	0.8292
012-250-012-00	1370.648	6/10/22	173,500	2076 E Maleport Dr	SP PL	1972	C/39	\$18,000	\$0	\$155,500	\$0	\$145,496	1.0688
012-022-086-00	1369.1087	6/3/22	80,000	3726 S Riverside Dr	SP<10aint	1975	C/37	\$13,500	\$0	\$66,500	\$728	\$118,635	0.5605
002-003-011-00	1369.374	5/25/22	225,000	3847 E 13 Mile Rd	SP/GRFF	46	C/20	\$10,400	\$0	\$214,600	\$0	\$214,118	1.0023
012-034-016-75	1368.184	4/27/22	72,000	5828 S Riverside Dr	SP<10aint	1970	CD/40	\$14,616	\$0	\$57,384	\$0	\$55,240	1.0388
002-212-015-00	1365.980	3/21/22	85,000	13960 S M129	23SP	unk	CD/35	\$4,500	\$0	\$80,500	\$0	\$74,419	1.0817
012-022-006-00+	1360.132	12/16/21	135,000	3170 S Riverside Dr	23SP	1950/1991	C/38	\$17,910	\$450	\$116,640	\$0	\$124,881	0.9340
012-022-001-00	1334.807	5/7/21	100,000	3062 S Riverside	SP<10aint	1940/1969	CD/25	\$12,218	\$0	\$87,782	\$2,411	\$129,756	0.6765
\$1,590,140											\$1,860,780	0.8546	
range: .5605 - 1.0817											0.85	24R3	
Mean: .8522 Median: .9234													

<i>Class B and BC Construction</i> <i>7 sales</i> <i>does not include WF or Ag parcels</i>													
012-380-022-00	1384.302	2/20/23	280,000	1410 W S Charwood	SP-PL	1987	BC/37	\$31,920	\$0	\$248,080	\$45,219	\$265,926	0.9329
002-023-003-00	1376.140	9/16/22	530,000	4602 E 15 Mile Rd	MRR=/>10a	29	BC/20	\$74,019	\$3,095	\$452,886	\$33,284	\$343,280	1.3193
002-066-001-35	1374.52	8/12/22	315,000	8381 S Ridge Rd	MRD</=45A	7	BC/7	\$16,564	\$0	\$298,436	\$0	\$296,502	1.0065
012-380-003-00	1369.181	5/23/22	350,000	1365 W Harwood Rd	SP PL	1981	BC/40	\$17,880	\$0	\$332,120	\$3,746	\$266,917	1.2443
012-450-012-00	1367.968	4/21/22	275,000	745 W Ford Dr	SP PL	1987	BC/25	\$18,000	\$4,510	\$252,490	\$1,984	\$299,346	0.8435
012-075-007-01	1365.623	3/16/22	455,000	810 W 4 1/2 Mile Rd	MRR=/>10a	1987	BC/35	\$16,830	\$0	\$438,170	\$0	\$377,307	1.1613
012-026-060-00	1356.862	10/26/21	225,000	4879 S Nicolet	SP<10aint	1974	BC/30	\$12,150	\$1,903	\$210,947	\$5,982	\$262,153	0.8047
\$2,233,129											\$2,111,431	1.0576	
range: .8047 -1.3193											1.05	24R1	
Mean: 1.0576 Median: 1.0065													

Soo Township
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Residential (400) Class

Parcel Number	Liber Page	Sale Date	Sale Price	Property Address	LR	Age	Class	Land Value @sale	Site impr value @ sale	Building Residual	Site Imp Acc Bldgs	2024 Bldg Dep Cost	Indicated Factor
<i>WF St Mary's River</i>													
<i>10 Sales</i>													
012-470-011-00	1377.722	10/7/22	375,000	5234 W Cedar Dr	WF2	2005	BC/15	\$79,825	\$7,238	\$287,937	\$0	\$323,388	0.8904
002-480-008-00	1373.1057	8/3/22	99,500	16823 S Scenic Dr	WF/RRD	72	D-10/48	\$51,500	\$0	\$48,000	\$0	\$72,451	0.6625
012-023-005-00	1371.1237	7/11/22	360,000	3911 S Nicolet Rd	WFO	1975	B/40	\$15,300	\$12,435	\$332,265	\$0	\$274,834	1.2090
002-560-004-00	1367.1018	4/20/22	140,000	17065 S Scenic Dr	WF/RRD	unk	CD/23	\$51,500	\$600	\$87,900	\$2,202	\$101,903	0.8626
012-550-001-00	1366.663	4/1/22	290,000	3989 S Nicolet Rd	WF1	1957/1978	C/40	\$93,500	\$3,418	\$193,082	\$0	\$160,950	1.1996
012-395-001-00	1357.940	11/16/21	225,000	5506 Cedar Drive	MWF	1993	C/29	\$29,750	\$1,862	\$193,388	\$0	\$163,943	1.1796
002-120-006-00	1357.710	11/10/21	178,000	15441 S Scenic Dr	WF	unk	D/47	\$135,500	\$3,750	\$38,750	\$0	\$47,039	0.8238
012-022-039-00	1353.878	9/2/21	165,000	3541 S Riverside Dr	WF2	1960	C/62	\$44,805	\$1,316	\$118,879	\$2,009	\$113,686	1.0457
012-026-038-00	1352.122	8/23/21	475,000	4741 S Nicolet Rd	WF1	1997	BC/24	\$101,800	\$11,707	\$361,493	\$0	\$368,964	0.9798
012-022-015-00	1334.881	5/4/21	250,000	3037 Riverside	WF1	1920/1980	CD/30	\$97,600	\$9,828	\$142,572	\$0	\$144,698	0.9853

\$1,804,266
 range: .6625 - 1.2090
 Mean: 1.0183 Median: .9825
1.02 **24RWF**

<i>CD/HUD/D/MH</i>													
<i>9 sales</i>													
002-077-005-00	1381.607	12/12/22	186,000	10810 S Riverside Dr	MRD</=45A	23	MHL+C/HUD	\$32,576	\$0	\$153,424	\$3,442	\$184,357	0.8322
012-033-008-00	1378.1035	10/27/22	240,000	2770 E 5 1/4 Mile	SP ER	2006	CD/HUD/16	\$28,150	\$0	\$211,850	\$1,760	\$268,042	0.7904
002-065-009-80	1362.311	1/18/22	93,500	8948 S Riverside Dr	MRD</=45A	unk	D/34	\$16,250	\$289	\$76,961	\$2,655	\$98,110	0.7844
002-061-001-00	1375.1245	9/7/22	150,000	7025 S Nicolet Rd	MRD</=45A	37	CD/HUD/30	\$16,283	\$0	\$133,717	\$14,936	\$191,651	0.6977
002-057-005-40	1375.806	8/30/22	55,000	185 W 7 Mile Rd	MRD</=45A	24	MH/HUD/A 24	\$16,916	\$0	\$38,084	\$0	\$56,965	0.6686
002-420-009-00	1367.480	4/12/22	97,000	6089 S Riverside Dr	SP/GRFF	22	D/HUD/22	\$6,500	\$0	\$90,500	\$1,075	\$120,023	0.7540
012-072-023-00	1368.169	4/8/22	32,000	2019 W 3 1/2 Mile Rd	SP<10aint	1985	MHA/22	\$8,820	\$0	\$23,180	\$1,900	\$26,008	0.8913
012-022-066-25	1343.738	4/21/21	90,000	3141 E McQuiggen ROW	SP<30a	2008	MHG/12	\$16,053	\$0	\$73,947	\$3,072	\$77,384	0.9556
002-069-018-00	1343.1159	4/21/21	138,000	865 E 10 Mile Rd	23MRR	2003	CD/HUD/19	\$33,231	\$0	\$104,769	\$0	\$127,797	0.8198

\$906,432
 range: .6686 - .9556
 Mean: .7844 Median: .7904
0.80 **24RMH**

<i>Maplewoods Condo (415)</i>													
012-415-001-00	1263.259	8/2/17	55,000	3403 S Reynolds Lane	SP-MW	23	GH-D	\$4,292	\$1,322	\$49,386	\$0	\$91,336	0.5407
012-415-003-00	1381.123	12/7/22	128,000	3404 S Reynolds Lane	SP-MW	68/35	GH-/CD	\$7,778	\$2,936	\$117,286	\$0	\$105,983	1.1066
012-415-	1369.502	5/25/22	600,000	11 units	SP-MW		GH-/CD	\$48,281	\$0	\$551,719	\$0	\$711,866	0.7750

\$718,391
 range: .5407 -1.1066
 Mean: .8344 Median: .8315
0.80 **24MW**

Soo Township
2024 ECF Study
Residential (400) Class

Soo Township - Residential ECF Analysis

Single Family	Residential			County Multipliers Residential class		
Indicated 400 ECF	BSA Code	Analysis - range	Final			
Overall Rate - all sales	24RRO	range: .5605 -1.0388	0.85			
Class B and BC construction	24R1	range: .8047 -1.3193	1.05	Masonry		
Class C,CD,FB Modular <40y	24R2	range: .5941 - 1.0156	0.85	Frame/Siding		
Class C CD pre 1990 construction	24R3	range: .5605 - 1.0817	0.85	Brick Veneer		
Waterfront -St Marys River	24RWF	range: .6635 - 1.2090	1.02	Farm		
Class HUD, Single, Double Wide	24RMH	range: .6686 - .9556	0.80			
Maplewoods Condo	24MW	range: .5407 -1.1066	0.80			

17 Chippewa		
2021	2022	2023
1.05	1.22	0.17
1.04	1.23	0.19
1.09	1.23	0.14
1.04	1.27	0.23

Soo Township includes a suburban area adjacent to the city of Sault Sainte Marie as well as a rural area to the south. Platted subdivisions are primarily adjacent to the city limits and along the St Mary's River. Density of land development in the south area of the township is more sparse than along the waterfront. Waterfront neighborhoods are located on Lake Superior in the northwest and along the St Mary's River to the east. Commercial land use includes franchise businesses along the north boundary adjacent to the city and I-75 business spur. Commercial land use is also integrated with residential land use along the St Mary's River and in the more rural southern part of township. The rural commercial business lean more to owner-occupied or locally owned enterprises. Agricultural, recreational and residential land use is integrated in the southern rural area of the township. The quality, design and utility of residential structures varies considerably, ranging from recreational cabins to custom homes. There are two defined neighborhoods - inland and waterfront. This mix of housing style is noted along the waterfront and also on inland/mainland parcels. Neebish Island is located within Soo Township; separate studies are completed for the island.

The valuation of properties for the assessing process uses a cost manual provided by the State Tax Commission. The same cost manual is used across the State of Michigan, so it is necessary to develop a factor (ECF) to adjust the cost manual building value so it reflects the home prices being paid by buyers and sellers in the local market. Data used to develop the 2024 Economic Condition Factor (ECF) includes sales transacted between April 1, 2021 and March 31, 2023 (the sales study period mandated by the General Property Tax Act). For this analysis, sales of residential properties located in Soo and Bruce Townships are used to assemble enough sales to develop credible results. Where necessary, historical sales are used to increase the reliability of the calculated ECF.

A ratio for each property sale is calculated by comparing the building residual value (from the market) and the depreciated building cost (from the cost manual). The indicated ratios are segregated into groups that share similar characteristics. Analyzing the sale data of residential construction, the data results are easily segregated by the following *relevant characteristics*: mainland or waterfront location, construction quality/design, and residential utility (gross living area/room count). An economic condition factor is developed for each group and used in the valuation for similar buildings across the township.

The **Economic Condition Factor** will change annually as building costs fluctuate and buyers and sellers negotiate housing prices under variable market conditions. Between 2020 and 2022, the local housing market was significantly influenced by a rapid increase in housing demand and a resulting housing shortage, forcing an increase in housing prices. This market event is still evident in sales used for the calculation of the 2024 ECF. Prior to 2022, economic condition factors for three categories (**24RRO**, **24R2**, **24R3**) showed significant differences. While this year although the factors are the same, the categories were retained until the sales reflecting the atypical market conditions move out of the study. It will be of interest if the market preferences for a certain type of home return as the market settles.

For 2024, the following ECF categories are created after the analysis of home sales: homes on the WF (**24WF**); custom homes expressing quality construction components and an emphasis on architectural design (**24R1**); and a specific market appeal of factory built units including HUD code structures and mobile homes (**24RMH**). To accommodate the valuation of the remaining residential homes, an overall ECF is developed which also includes to other types of homes Class C, CD pre-1990 construction and Class CD, factory built modular homes constructed within the last 40 years. (**24RRO**, **24R2** and **24R3**). On the west side of I-75, south of the city limits, there is a former military base that was converted to a site condominium (Maplewoods). The housing is economical, designed for military housing; a separate ECF is calculated for this neighborhood (**24MW**) .